



59 Northumberland Road

Tweedmouth, TD15 2AS

Offers In The Region Of £250,000

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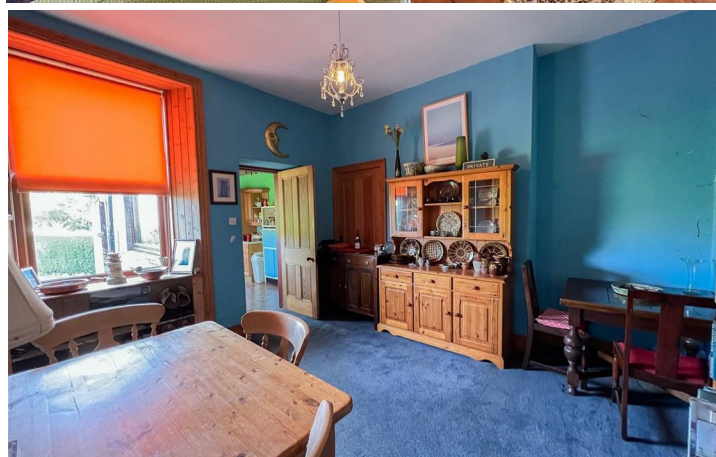


Aitchisons Property Centre is delighted to bring to the market this spacious stone built semi-detached period property, which is conveniently located within easy walking distance to shops and the sports centre. The present owner has retained the original features and character which includes coving, ceiling roses, pitched pine doors, deep skirting boards and sanded wooden floors.

The house is entered through a vestibule with an tiled floor which leads to the entrance hall with the original staircase. At the front of the house is a beautifully presented lounge with stripped wooden flooring, coving, a ceiling rose and an attractive open coal inglenook fireplace. There is a spacious dining room at the rear of the house which gives access to the breakfasting kitchen with a range of oak units with appliances. On the first floor are two generous double bedrooms and a bathroom. There is potential to extend the house into the loft, or to the side or rear if extra accommodation is required.

There is a driveway offering 'off road' parking and giving access to the single garage. Small garden at the front and a large garden at the rear with level lawns bounded by hedging which creates privacy.

Early viewing is highly recommended.



Vestibule

5'8 x 4'3 (1.73m x 1.30m)

Entrance door to the front giving access to the vestibule which has a tiled floor, a cloaks hanging area and a partially glazed entrance door to the hall.

Entrance Hall

21' x 11'6 (6.40m x 3.51m)

Stairs to the first floor landing, a central heating radiator and one power point.

Lounge

14'11 x 14'4 (4.55m x 4.37m)

An beautifully presented reception room with a picture rail, attractive cornice, a ceiling rose and stripped wooden flooring. The lounge has a double window to the front, an attractive inglenook open coal fire with an oak carved surround and a slate hearth. Central heating radiator, a television point and six power points.

Dining Room

14'2 x 11'7 (4.32m x 3.53m)

A multifunctional room, which has a window to the rear with shelving below, a built-in shelved storage cupboard and an under stairs cupboard housing the new central heating boiler, which was installed in January 2024. Four power points.

Kitchen/Breakfast Room

18'4 x 8'1 (5.59m x 2.46m)

Fitted with a range of medium oak wall and floor kitchen units with granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer below the window to the rear, there is also a window for the side and a partially glazed entrance door giving access to the rear garden. Four ring gas hob with a cooker hood above and a eye level oven. Plumbing for an automatic washing machine, a central heating radiator and eight power points.

First Floor Landing

9'3 x 6'3 (2.82m x 1.91m)

Giving access to all the rooms on the first floor level, there is a large window to the rear on the staircase, a central heating radiator and two power points.

Bedroom 1

14'3 x 12'8 (4.34m x 3.86m)

A large double bedroom with coving on the ceiling and a ceiling rose, a central heating radiator and four power points.

Bedroom 2

14'2 x 12'9 (4.32m x 3.89m)

Another double bedroom with coving on the ceiling, a central heating radiator and a built-in shelved storage cupboard. Window to the front and four power points.

Bathroom

9'9 x 5'9 (2.97m x 1.75m)

Fitted with a white three-piece suite, which includes a wash hand basin, a toilet and a bath with an electric shower and screen above. Heated towel rail and a window to the front. Access to the loft.

Garage

A single garage attached to the side of the house with parking in front on a driveway. Window to the side and door to the rear.

Gardens

Garden at the front of the house and a large garden to the rear bounded by hedging creating privacy. There is a sitting area beside the house overlooking the rear lawn garden with flowerbed surrounds.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Tenure- Freehold.

Council tax band B.

New Combi Boiler installed January 2024.

EPC D (55)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1250 sq.ft. (116.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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